

PRELIMINARY PLAT FOR: WINDING CREEK SUBDIVISION SECTION 5 TIPPECANOE COUNTY, INDIANA

PART OF THE NE 1/4 AND PART OF THE NW 1/4 OF SECTION 29,
TOWNSHIP 24 NORTH, RANGE 4 WEST
TIPPECANOE TOWNSHIP, TIPPECANOE COUNTY, INDIANA

STREET CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	166.35'	700.00'	13°36'57"	N71°38'31"W
C2	164.29'	225.00'	41°50'13"	N43°54'56"W
C3	160.41'	675.00'	13°36'57"	N71°38'31"W
C4	172.29'	725.00'	13°36'57"	N71°38'31"W
C5	109.30'	200.00'	31°18'48"	N49°10'38"W
C6	155.58'	250.00'	35°39'23"	N47°00'21"W
C7	32.04'	50.00'	36°43'04"	S47°32'11"E
C8	43.37'	50.00'	49°41'52"	N8°40'19"W
C9	228.70'	50.00'	262°04'21"	N65°08'27"E

LEGEND

- BUILDING SETBACK LINE
- EASEMENT LINE
- BSL BUILDING SETBACK LINE
- D&UE DRAINAGE AND UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- B-B BACK OF CURB TO BACK OF CURB
- EXISTING STORM SEWER
- PROPOSED SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED HYDRANT
- EXISTING CONTOUR
- EXISTING ELEVATION

SCALE: 1" = 50'

274
31,578 SF
FUTURE WINDING
CREEK, SECTION 7

275
19,085 SF

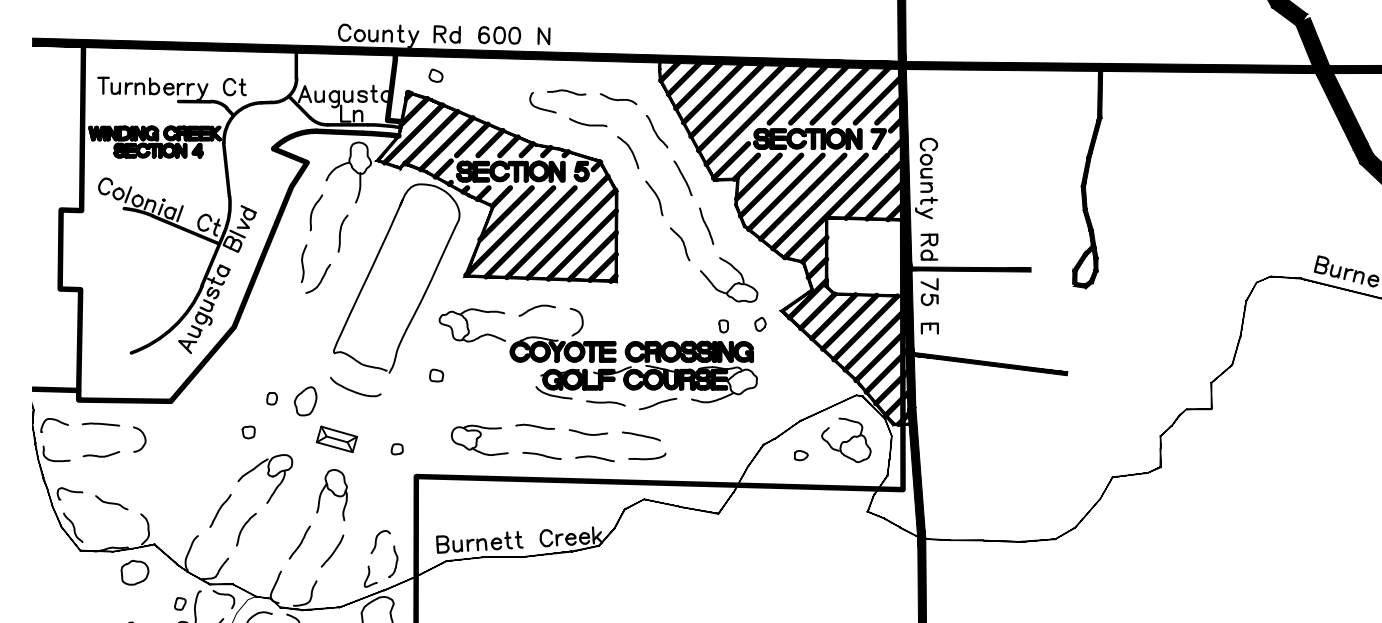
276
14,788 SF

Land Description

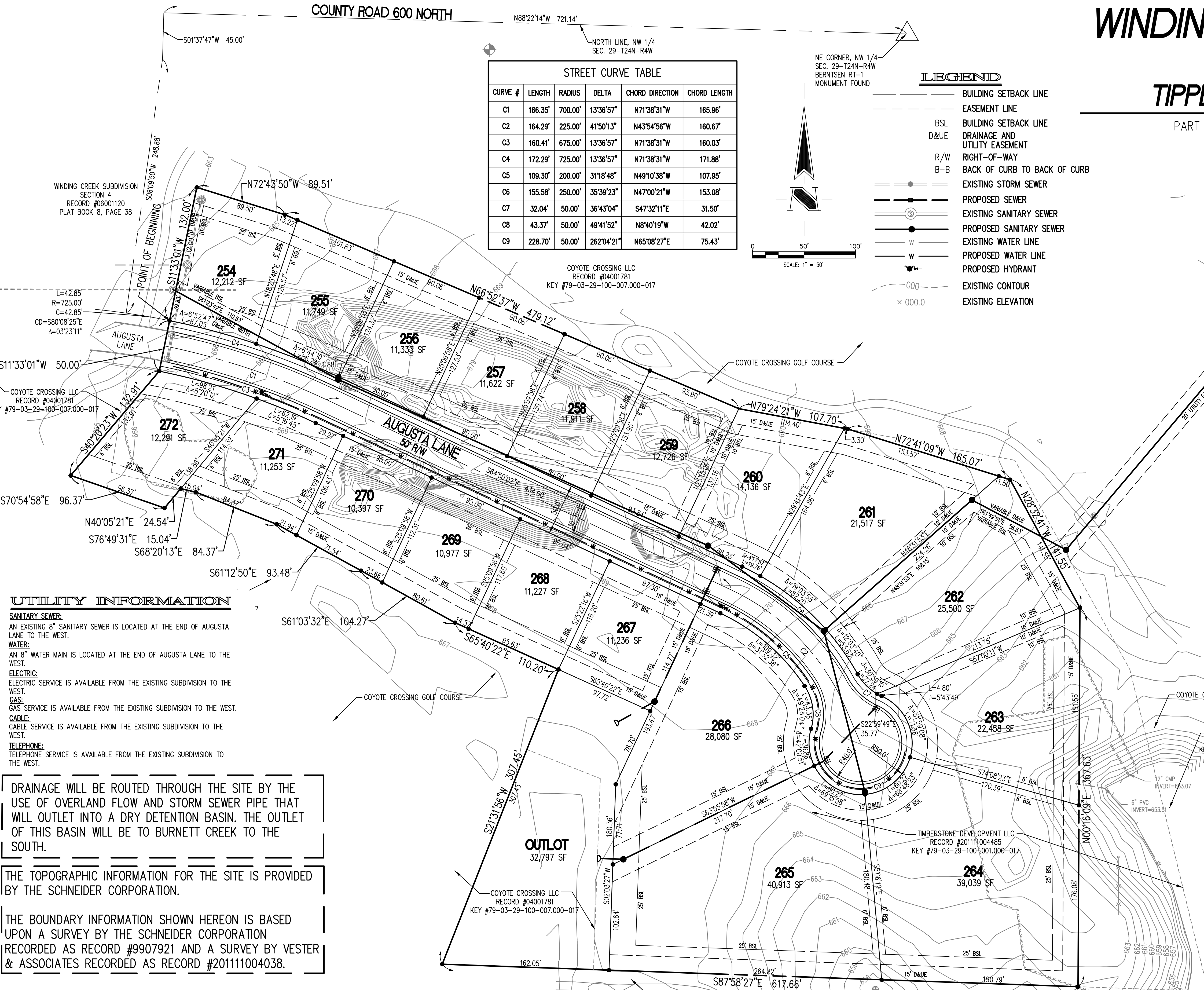
A part of the Northwest Quarter and a part of the Northeast Quarter of Section 29, Township 24 North, Range 4 West, Tippecanoe Township, Tippecanoe County, Indiana described as follows:

Commencing at the northeast corner of the Northwest Quarter of Section 29, Township 24 North, Range 4 West; thence North 88 degrees 22 minutes 14 seconds West along the north line of said quarter section a distance of 721.14 feet; thence South 01 degree 37 minutes 47 seconds West a distance of 45.00 feet to an east corner of the Final Plat of Winding Creek Subdivision, Section Four, the plat of which is recorded at Record #06001120 in the Office of the Recorder of Tippecanoe County; thence South 08 degrees 09 minutes 50 seconds West along an east line of said plat a distance of 248.88 feet; thence Easterly along a non-tangent curve the right (said curve having a radius of 725.00 feet, a chord length of 42.85 feet and a chord bearing of South 80 degrees 08 minutes 25 seconds East) along a north line of said plat an arc distance of 42.85 feet to the northeast corner of Augusta Lane per said plat and the Point of Beginning; thence along an east line of said Plat South 11 degrees 33 minutes 01 second West a distance of 50.00 feet; thence South 40 degrees 20 minutes 23 seconds West a distance of 132.91 feet; thence South 70 degrees 54 minutes 58 seconds East a distance of 96.37 feet; thence North 40 degrees 05 minutes 21 seconds East a distance of 24.54 feet; thence South 76 degrees 49 minutes 31 seconds East a distance of 15.04 feet; thence South 68 degrees 20 minutes 13 seconds East a distance of 84.37 feet; thence South 61 degrees 12 minutes 50 seconds East a distance of 93.48 feet; thence South 61 degrees 03 minutes 32 seconds East a distance of 104.27 feet; thence South 65 degrees 40 minutes 22 seconds East a distance of 110.20 feet; thence South 21 degrees 31 minutes 56 seconds West a distance of 307.45 feet; thence South 87 degrees 58 minutes 27 seconds East a distance of 617.66 feet; thence North 00 degrees 16 minutes 09 seconds East a distance of 367.63 feet; thence North 28 degrees 32 minutes 41 seconds West a distance of 141.55 feet; thence North 72 degrees 41 minutes 09 seconds West a distance of 165.07 feet; thence North 79 degrees 24 minutes 21 seconds West a distance of 107.70 feet; thence North 66 degrees 52 minutes 37 seconds West a distance of 479.12 feet; thence North 72 degrees 43 minutes 50 seconds West a distance of 89.50 feet; thence South 11 degrees 33 minutes 01 second West a distance of 132.00 feet to the point of beginning. Containing 9.39 acres, more or less.

Mark S. Hennessy, PLS
Professional Land Surveyor #LS20300038
September 17, 2012



AREA MAP
NOT TO SCALE



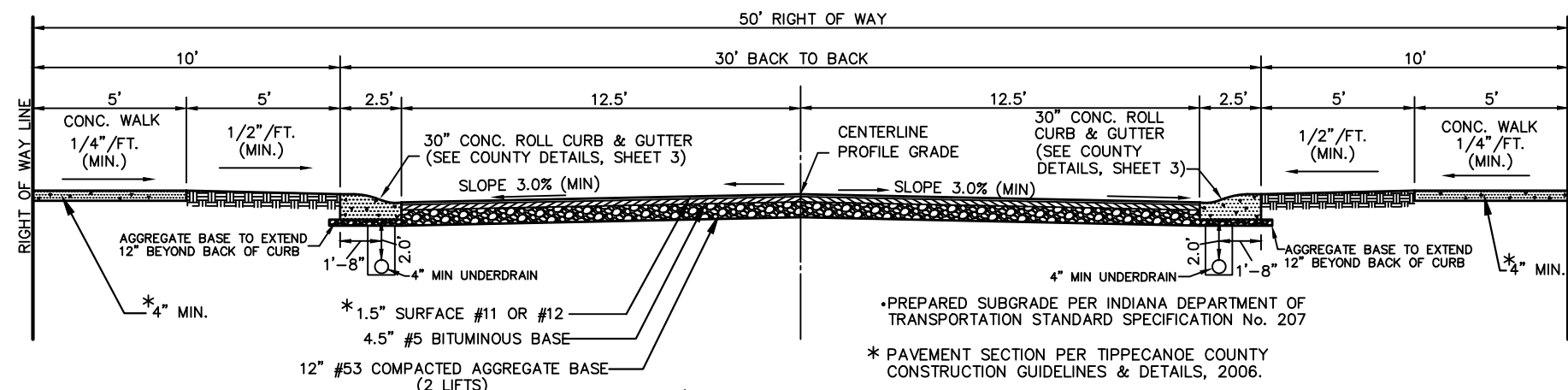
UTILITY INFORMATION

SANITARY SEWER:
AN EXISTING 8" SANITARY SEWER IS LOCATED AT THE END OF AUGUSTA LANE TO THE WEST.
WATER:
AN 8" WATER MAIN IS LOCATED AT THE END OF AUGUSTA LANE TO THE WEST.
ELECTRIC:
ELECTRIC SERVICE IS AVAILABLE FROM THE EXISTING SUBDIVISION TO THE WEST.
GAS:
GAS SERVICE IS AVAILABLE FROM THE EXISTING SUBDIVISION TO THE WEST.
CABLE:
CABLE SERVICE IS AVAILABLE FROM THE EXISTING SUBDIVISION TO THE WEST.
TELEPHONE:
TELEPHONE SERVICE IS AVAILABLE FROM THE EXISTING SUBDIVISION TO THE WEST.

DRAINAGE WILL BE ROUTED THROUGH THE SITE BY THE USE OF OVERLAND FLOW AND STORM SEWER PIPE THAT WILL OUTLET INTO A DRY DETENTION BASIN. THE OUTLET OF THIS BASIN WILL BE TO BURNETT CREEK TO THE SOUTH.

THE TOPOGRAPHIC INFORMATION FOR THE SITE IS PROVIDED BY THE SCHNEIDER CORPORATION.

THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A SURVEY BY THE SCHNEIDER CORPORATION RECORDED AS RECORD #9907921 AND A SURVEY BY VESTER & ASSOCIATES RECORDED AS RECORD #201111004038.



TYPICAL RESIDENTIAL STREET CROSS SECTION

NO SCALE

CURRENT OWNER'S
TIMBERSTONE DEVELOPMENT, LLC
PO BOX 811
LAFAYETTE, IN 47903
RECORD #201111004485
KEY #79-03-29-100-001.000-017

COYOTE CROSSING LLC
PO BOX 811
LAFAYETTE, IN 47903
RECORD #04001781
KEY #79-03-29-100-007.000-017

DEVELOPER:
TIMBERSTONE DEVELOPMENT, LLC
PO BOX 811
LAFAYETTE, IN 47903
(765) 742-0300

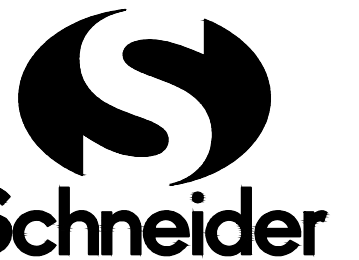
COUNSEL:
DAN TEDER
REILING, TEDER & SCHRIER
250 MAIN ST, SUITE 601
LAFAYETTE, IN 47901
(765) 423-5333

SURVEYOR/ENGINEER:
THE SCHNEIDER CORPORATION
1330 WIN HENTSCHEL BLVD
SUITE 100
WEST LAFAYETTE, IN 47906
(765) 448-6661

REVISIONS:

DATE:

THE SCHNEIDER CORPORATION (2012)



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WINDING CREEK SUBDIVISION

SECTION 5

TIPPECANOE COUNTY, INDIANA
TIMBERSTONE DEVELOPMENT LLC
PO BOX 811, LAFAYETTE, IN 47903

DATE: 9/17/12 PROJECT NO: 1073.016
DRAWN BY: JEP CHECKED BY: MSH

SHEET TITLE: PRELIMINARY PLAT

DRAWING FILE: L:\V\1073\016\DWG\1073016-PRELIM PLAT.DWG
XREF(S): L:\V\1073\016\DWG\1073016-RECORD SHEET.DWG
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SHEET NO.:

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